

**A G E N D A**  
**DEVELOPMENT REVIEW BOARD**  
**OCTOBER 14, 2004**  
**9:00 AM**

(Revision: 30 Sept 2004; 9:54 am)

**FLAGSTAFF CITY HALL**  
**211 West Aspen Avenue**

**CALL TO ORDER**

1. **DRB 04-088** (PSPR 2004-133), FINAL PLAT REVIEW FOR COCONINO ENGINEERING. PROPOSED USE: **“ESTATES AT PINE CANYON UNIT 3”**, A 7-LOT SINGLE-FAMILY SUBDIVISION LOCATED AT THE 3000 BLOCK OF SOUTH LONE TREE ROAD ON 5.109 ACRES IN THE R1 ZONING DISTRICT. **NEW** (Sawyers/Morales/Morales). [Tabled item from 30 Sept 04]
2. **DRB 04-114** (PSPR 2004-128), SITE PLAN REVIEW FOR LAURA & ART ENCISO. PROPOSED USE: **“MOUNTAIN SKY JAZZERCISE FITNESS CENTER”**, CONVERT EXISTING 5,834 SQUARE FOOT BUILDING TO A FITNESS CENTER LOCATED AT 417 WEST SANTA FE AVENUE ON A 5,662 SQUARE FOOT LOT IN THE C-3-E ZONING DISTRICT. **CONVERT** (Gullickson/Johnson/Morales).
3. **DRB 04-120** (PSPR 2004-131), SITE PLAN REVIEW FOR TALLPINES ENVIRONMENTAL CONSULTING. PROPOSED USE: **“THE BASQUE ESTATE RETAIL STORE(S)”**, FOUR BUILDINGS (4,931 SQUARE FEET) AND HISTORICAL HANDBALL COURT CHANGE OF USE PROPOSAL LOCATED AT 26 SOUTH SAN FRANCISCO STREET ON THREE LOTS (20,677 SQUARE FEET) IN THE C-2-E ZONING DISTRICT. **CONVERT** (Gullickson/Johnson/Manuel).
4. **DRB 04-109** (PSPR 2004-130), PRELIMINARY PLAT REVIEW FOR WOODSON ENGINEERING. PROPOSED USE: **“RAPER-DAVISON RESIDENTIAL SUBDIVISION”**, A 7-LOT RESIDENTIAL SUBDIVISION LOCATED AT 3600 NORTH WAYMAN STREET ON 1.41 ACRES IN THE PLO-E ZONING DISTRICT. **NEW** (Knaggs/Miller/Morales).
5. **DRB 04-069** (PCPR 2004-132), SITE PLAN REVIEW FOR MIKE SCHMIEDER. PROPOSED USE: **“SCHMIDER YALE DUPLEX”**, A 2,180 SQUARE FOOT TWO-STORY DUPLEX LOCATED AT 1506 SOUTH YALE STREET ON A 6,720 SQUARE FOOT LOT IN THE C-3-E ZONING DISTRICT. **NEW** (Knaggs/Morales/Morales).

**APPROVAL OF THE MINUTES OF SEPTEMBER 30, 2004**

**ADJOURNMENT**

*NOTE: The Development Review Board is a staff board created by City ordinance. Members review development proposals to assure compliance with pertinent City codes and ordinances, and assist the applicant throughout the entire development process. Actions of the Development Review Board are generally appealable to some body, i.e., other boards, commissions, etc. Staff will advise in any appeal process.*

**FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY SUZANNE BROWN IN THE CITY PLANNING DIVISION OFFICE AT (928)779-7632 OR 774-5281 (tdd) AT LEAST THREE BUSINESS DAYS PRIOR TO THE SCHEDULED MEETING TIME.**